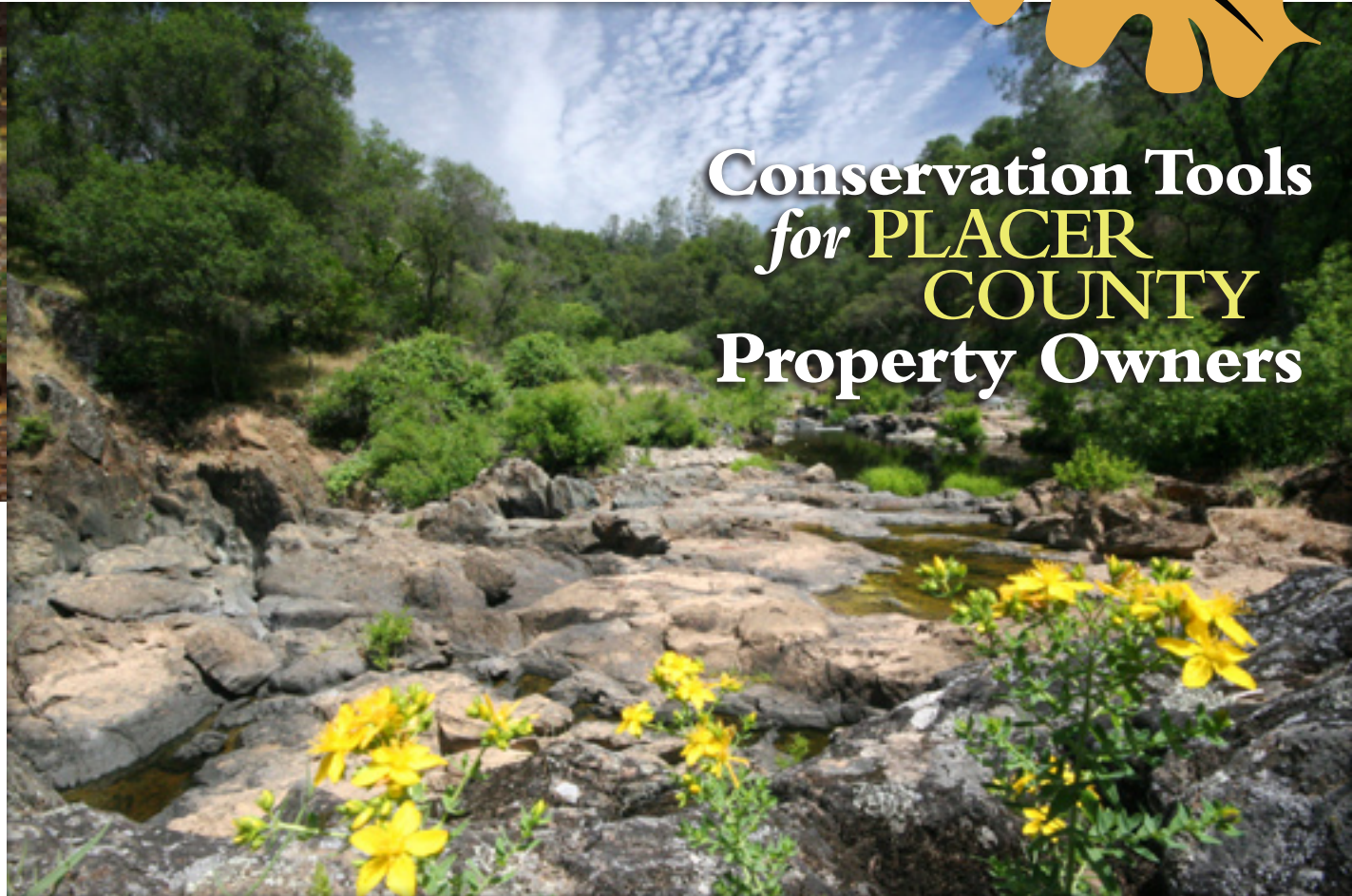


How can I preserve this place I love? You might find yourself asking this question if you live in Placer County, one of the fastest growing counties in the state. The Placer Legacy Open Space and Agricultural Conservation Program assists property owners in preserving the land they currently own in its current rural or natural state for the benefit of future generations. Placer Legacy also guides the county to set priorities to protect the creeks, forests, lakes, farmland and recreational resources that contribute to our quality of life. Included are some of California's signature landscapes, including foothill oak woodlands, and the forest, streams and meadows of the Sierra Nevada.

Placer Legacy is the result of hundreds of hours of planning and consideration by local residents who care about the future of the County. A wide range of people have been involved in the effort including local government, farmers and ranchers, environmentalists, development interests and business people.

Through Placer Legacy, Placer County has demonstrated a commitment to preserving its natural beauty for future generations. Between 2000 and 2010, eleven properties totaling 2,687 acres have been conserved by way of acquisition or easement. The County has also partnered on six additional acquisitions totaling 5,859 acres.

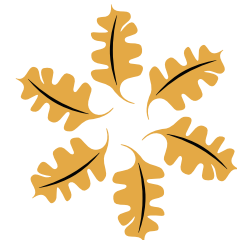


Conservation Tools for **PLACER** **COUNTY** Property Owners

PROTECTING OUR LANDSCAPES

HOW TO GET STARTED

Contact Placer County's Planning Department at (530) 745-3076 or the Placer Land Trust at (530) 887-9222. Talk with staff members about your concerns, goals, and ideas, and find out if participating in land conservation is right for you.



PLACER LEGACY

CONSERVING OUR LAND
PROTECTING OUR HERITAGE

The Benefits of CONSERVATION

Land and conservation and heritage protection are core values of the Placer Legacy Program. Here are some of the benefits of participating in conservation:

- Tax credits and benefits
- Preservation of agriculture and a strong local economy
- Potential for increased public access and recreation opportunities
- Preservation of habitat, natural environment, and character for future generations
- Maintains and enhances air and water quality



Conservation TOOLS

A number of acquisition and preservation tools can be used to protect the unique natural, historic, recreational, scenic and cultural resources of Placer County. These tools are provided with legal assistance from the County and satisfy the financial and social goals of each property owner.

CONSERVATION EASEMENT

A conservation easement is a legal document made between a landowner and a public body or qualified conservation organization placing permanent restrictions on the development of land. The easement is legally recorded and bound to the deed of the property permanently. This allows some control over the property while the parcel remains in private hands. For example, a conservation easement permits a landowner to use the property for its traditional uses such as farming, forestry, or maintaining it as open space. Private land trust organizations, such as the

Placer Land Trust and Truckee Donner Land Trust have been used as intermediaries for such arrangements.

BARGAIN SALE

Selling property to a land conservation organization at a price below fair market value is called a bargain sale. The difference between the sale price and the fair market value is considered a charitable donation, hence a property owner could benefit from an income tax deduction or a reduction in estate taxes. In addition, a bargain sale is useful in minimizing the liability of a long-term capital gains tax associated with the sale of a large estate.

DONATIONS

Some property owners may not seek a large financial gain but want to preserve property. A donation by a property owner allows for permanent protection without direct public expenditure. The tax benefits are available to the donor since the property's fair market value is considered a charitable donation.

FULL-FEE ACQUISITION

Land can also be sold to the County at fair market value. The County could purchase a property at the full-fee, enabling them to have complete discretion to

manage the property as part of the Placer Legacy Program.

STAGGERED PURCHASE PRICE

A purchase of the property can be made in which the sales price is paid in two or more installments, spread over two or more years and benefiting the seller's tax situation.

A GIFT FOR THE FUTURE

Planned giving strategies such as charitable gift annuities and charitable remainder trusts can also be tailored to the wishes of a property owner.